

**FOR SALE**



**Oxford Castle, New Road**  
**Guide Price £360,000**

  
**MARTIN&CO**



# Oxford Castle, New Road

## Key Notes:

- No Onward Chain
- Open-Plan Living/Kitchen Area
- Lift Access
- Tenants in Situ or Vacant Possession
- Balcony
- Council Tax Band: D
- Lease Term: 125 Years from 24<sup>th</sup> June 2005
- Ground Rent: £200.00 PA
- Service Charge: £2,342.08 Bi Annually
- Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



This modern apartment comprises of a spectacular Open-Plan Living Space leading out onto the Balcony overlooking the Castle Courtyard, a Kitchen equipped with integrated appliances, a well-proportioned bedroom with a fitted wardrobe, and a spacious bathroom with bath and separate shower.

Set within the historic Oxford Castle Quarter the apartment benefits from being within walking distance to all the local amenities such as the Westgate Shopping Centre. It is also within walking distance to Railway and Coach Stations along with the Said Business School.

**ENTRANCE HALL 5' 5" x 11' 8" (1.676m x 3.581m):** On entering the property, immediately to the left is a utility cupboard, to the right is the bathroom, with an airing cupboard just beyond.

**BATHROOM 6' 2" x 8' 6" (1.905m x 2.591m):** This spacious, modern bathroom is fitted with both a bath and a separate shower. Hand basin, WC, heated towel rail, white tiles, extractor fan and ceiling down lights.

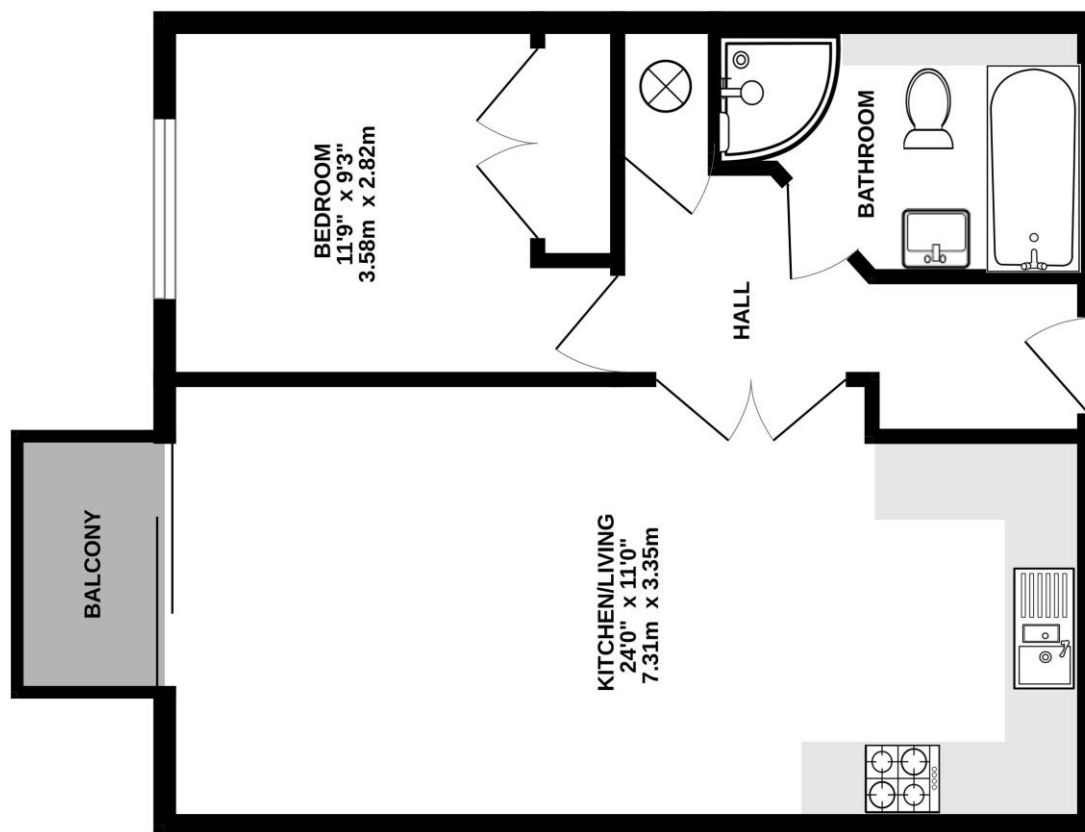
**BEDROOM 9' 2" x 11' 8" (2.819m x 3.581m):** This well designed bedroom has a lovely large window allowing sun into the room and a view out over the courtyard. There is a fitted wardrobe providing ample storage, and an electric panel radiator.

**KITCHEN/LIVING AREA 11' 0" x 23' 11" (3.353m x 7.315m):** The kitchen is well equipped with fitted cupboards and appliances. The fridge/freezer and dishwasher are both integrated behind cupboard doors, as well as the oven/hob being fitted. All will be included with the sale, making this a complete kitchen for the new owner. This beautifully appointed living space has a sliding door opening out onto the balcony, and is heated by electric panel radiators.





GROUND FLOOR  
511 sq. ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or accuracy can be given.  
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